With the Compliments of

Paynes' Properties Pty. Ltd.

134 Bourke Street,
Melbourne, C.1.

FOREST HILL

DRIVE-IN SHOPPING CENTRE

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PRESS KIT

The Directors of Forest Hill Heights Pty. Ltd., and Paynes' Properties Pty. Ltd., the latter being a wholly-owned subsidiary company of the Reid Murray Group, have prepared the material contained in this Press Kit.

This information has been collated to assist Press, Television and Radio representatives attending the Press Conference which marks the public announcement of the proposed Forest Hill Drive-in Shopping Centre.

The details are listed under these headings:

1. News Release.

2. Address by the Companies' Spokesman, Mr. Raymond Borg, Managing Director of Paynes' Properties Pty. Ltd., which Company holds the controlling interest in the Forest Hill Drive-in Shopping Centre.

3. Statement by Mr. Oswald J. O'Grady, Managing Director, Reid Murray Group.

4. Finance.

5. Mr. Norman Rockman, Joint Managing Director of Rockmans Limited, gives his Company's reasons for participating in the Forest Hill Drive-in Shopping Centre.

6. Accomplished development on the site by Forest Hill Heights Pty. Ltd.

7. Local Municipal development.

8. How the Forest Hill Drive-in Shopping Centre will be built.

9. Some details of similar projects undertaken by the Companies' Architects, Leslie M. Perrott and Partners.

10. Why every unit within the £6,000,000 development will be sold on an "Own-Your-Own" basis.

11. Why Forest Hill was chosen as the site for this £6,000,000 development.

12. Architectural perspectives of the project and photograph of the model (40' to 1") of the Forest Hill Drive-in Shopping Centre.

ON DISPLAY:

Model - Scale 40' to 1".

Elevation perspectives of the project prepared by the Companies' Architects, Leslie M. Perrott and Partners.

A Folio detailing the sealed parking areas for 1,000 cars within the Forest Hill Drive-in Shopping Centre.

NEWS RELEASE

Mr. Oswald J. O'Grady, Managing Director of the Reid Murray Group, summed up the importance of the announcement made by Forest Hill Heights Pty. Ltd., and Paynes' Properties Pty. Ltd., of their £6,000,000 Drive-in Shopping Centre, in these words:

"The move...is in line with the confidence that the Reid Murray Group has in the expansion of the Melbourne Metropolitan area generally and the City of Nunawading in particular."

Situated at Canterbury Road, Forest Hill, approximately 13 miles from Melbourne in the Municipality of the City of Nunawading, the proposed Drive-in Shopping Centre is to be the largest "Own-Your-Own" unit Shopping Centre in Australia covering an area of 27½ acres - exclusive of the adjacent home sites' development by the two Companies.

Forest Hill was chosen as the site for this project because it is the focal point of five main traffic arteries - Burwood, Springvale, Canterbury, Blackburn roads and the Mooroondah Highway.

As a direct result of the location of the Forest Hill Drive-in Shopping Centre, provision has been made for the free, sealed parking of 1,000 cars. These parking areas will be well-lighted, paved and drained. They provide turn-round facilities for the daily parking of 10,000 cars.

Plans for the Forest Hill Drive-in Shopping Centre include the erection of two ultra-modern departmental stores. These departmental stores will be occupied by their owners, Rockmans Limited and Paynes Bon Marche Pty. Ltd.

Other features of the Drive-in Shopping Centre include the construction of a Supermarket covering approximately 15,000 square feet, shops in the proposed Mall, residential shops, an up-to-the-minute motor showroom and one of Australia's most modern service stations.

Carlton and United Breweries Limited have made application to erect a suitable hotel on the site - subject to the usual sanctions to be obtained from the appropriate authorities.

Within two years the complete development of the Forest Hill project will have been accomplished and every erected unit sold on an "Own-Your-Own" basis.

The overall development provides for the erection and completion of professional offices, banks, medical, dental and health centres, post-office facilities and approximately 190 homes on additional adjoining acreage of Forest Hill land. 160 of these homes will be on sewered blocks.

The 27½ acre area of the Forest Hill Drive-in Shopping Centre is now in the process of being completely sewered at a cost of £67,500. Another £23,000 has been allotted for sewerage of the proposed 190 homes to be erected on adjacent Forest Hill land sites. In all, approximately £250,000 has been allocated for essential services within the Forest Hill development.

Finance for the Forest Hill Drive-in Shopping Centre will be provided jointly by Forest Hill Heights Pty. Ltd., and Paynes' Properties Pty. Ltd., the wholly-owned subsidiary company of the Reid Murray Group. Paynes' Properties Pty. Ltd., hold the controlling interest in the Forest Hill project.

Architects for the Forest Hill Drive-in Shopping Centre are Leslie M. Perrott and Partners. Supervision of the project to be under the jurisdiction of Leslie M. Perrott. Jnr.. Senior Partner.

(This News Release is authorised by Mr. Paul Fayman, Managing Director of Forest Hill Heights Pty. Ltd., and Mr. Raymond Borg, Managing Director of Paynes' Properties Pty. Ltd.)

Melbourne, May 26, 1959.

ADDRESS BY THE COMPANIES' SPOKESMAN, MR. RAYMOND BORG, MANAGING DIRECTOR OF PAYNES' PROPERTIES PTY. LTD.

Mr. Mayor, Members of Parliament, Ladies and Gentlemen:

"I have great pleasure in welcoming you here today - a day which marks the opening of the Forest Hill Drive-in Shopping Centre after two years of planning.

It is not my intention to talk at length on the details of this £6,000,000 project which my Company in conjunction with the Company of Forest Hill Heights Pty. Ltd., have developed. Sufficient to say that the creation of this Drive-in Shopping Centre, thirteen miles from Melbourne, is the largest and most modern of its kind in Australia.

As you will read in the press kit which has been handed you, our Companies intend to complete the development of this entire project within two years.

Initially, our Directors resolved that all such vital necessities to community welfare as roads, footpaths, sewerage, drainage, water mains and channels would be the responsibility of our two Companies ... namely, Forest Hill Heights Pty. Ltd., and Paynes' Properties Pty. Ltd. We have not shirked those responsibilities ... in fact, we welcomed them. By that I mean, we were then able to show in good faith that we would provide such essential services.

The Forest Hill Drive-in Shopping Centre will be constructed on a "City-Within-A-City" basis. There will be the added incentive to its 'citizens' that they shall each own their own units and that such facilities as medical, dental, health, infant welfare and recreational centres will be available to all.

It is a much more secure citizen who 'owns-his own' ... whether it be a shop, a home, a car or a departmental store.

At Forest Hill, we have, with the valuable assistance of the Council of the City of Nunawading and Metropolitan Board of Works' experts, created a £6,000,000 Drive-in Shopping Centre which is now well beyond the planning stage and which is in the process of being completely sewered.

My associates and I feel we shall build more than an ultra-modern drive-in shopping centre, planned by far-sighted people, we shall also have built at Forest Hill a community spirit that will broaden the vision and assist the prosperity of every citizen who participates in it .... Now, let us drink a toast to that ....

Melbourne,
May 26th 1959.

Mr. Oswald J. O'Grady, Managing Director of the Reid Murray Group, speaking from his home in Adelaide yesterday, said:

"The move by Paynes' Properties Pty. Limited in the establishment of a £6,000,000 Forest Hill Drive-in Shopping Centre is in line with the confidence that the Reid Murray Group has in the expansion of the Melbourne Metropolitan area generally and the City of Nunawading in particular."

Received
Melbourne
22/5/59.

FINANCE

Finance for the Forest Hill Drive-in Shopping Centre and the housing projects within the £6,000,000 development will be provided jointly by the Companies, namely, Forest Hill Heights Pty. Ltd., and Paynes' Properties Pty. Ltd., a wholly-owned subsidiary of the Reid Murray Group and the company with the controlling interest in the Forest Hill Drive-in Shopping Centre.

* * *

STATEMENT:

Mr. Norman Rockman, Joint Managing Director of Rockmans Limited, gives his Company's reasons for participating in the Forest Hill Drive-in Shopping Centre.

In announcing the Company's participation in the new £6,000,000 Forest Hill project, Mr. Rockman said:

"We are convinced that Regional Drive-in Shopping Centres, which form of trading is firmly established in the States, but comparatively new to Australia, will soon play a vital part in the shopping habits of the community.

By recognising the necessity for planned retail centres to service rapidly expanding outer suburban areas, and the increasing trend towards the use of motor vehicles by the shopping public, developments such as Forest Hill are certain to attract widespread customer support."

Melbourne
22/5/59.

DEVELOPMENT ON THE SITE BY FOREST HILL HEIGHTS PTY. LTD.

(a) SEWERAGE:

An amount of £67,500 was lodged with the Metropolitan Board of Works, Melbourne, for the immediate and present implementation of sewerage installations on the site of the Forest Hill Drive-in Shopping Centre.

An additional £23,000 has been allotted for sewerage of the proposed 190 homes to be erected on adjacent Forest Hill Land sites.

(b) ROAD-MAKING:

Contracts for all road-making throughout the whole of the £6,000,000 Forest Hill project have been let to

F. J. Kerr Bros. Pty. Ltd.,
Butlers Road,
Ferntree Gully, Vic.

This firm also has the contract for the implementation of all water mains.

(c) All drainage, footpaths, necessary gas, electricity and roadways have been undertaken by Forest Hill Heights Pty. Ltd. and Paynes' Properties Pty. Ltd.

LOCAL MUNICIPAL DEVELOPMENT

IN THE AREAS OF FOREST HILL AND THE CITY OF NUNAWADING

Plans for the erection of a Municipal of Nunawading Swimming Pool and Recreation Grounds are at the planning stage with the Council's Architects, Ham D. F. Cowell, Bourke Street, Melbourne. However the Town Clerk, Mr. Charlesworth indicated recently that it was proposed to have the Swimming-Pool functioning in time for the 1960 Swimming Season. The erection of modern pavilions and Municipal Recreation Grounds are also under consideration by the Municipality's Board.
"

DETAILS OF EXPENDITURE BY THE CITY OF NUNAWADING ON MUNICIPAL DEVELOPMENT

1947-48		1957-58
£9,221.0.0.	Expenditure on roads, streets and bridges . . .	£75,714.0.0
£4,362.0.0.	Expenditure on Health Services including Infant Welfare, immunisation campaigns ...	£43,331.0.0
£6,788.0.0.	Expenditure on Council Properties ...	£35,088.0.0
N i l	Expenditure on Other Works & Services ...	£ 2,665.0.0

Private Street Construction:
Since 1946, forty-nine thousand and eighty feet (lineal) of private streets have been constructed at a cost of £330,147.3.5d. Streets now in course of construction total twenty-one thousand seven hundred and ninety lineal feet ... the estimated cost for which is £213,801.3.8d.

Streets Formed and Drained:
During the period from September 1955 to 1957 in which the Council required that all new streets set out in plans of subdivision be formed to permanent levels and satisfactorily drained, a total of fifty-two thousand six hundred and fifty lineal feet was completed.

Footpath Construction:
A total of seventy-six thousand and forty lineal feet of footpath has been constructed since 1948, more than half of this work having been done during the last three years. Cost ... £74,308.0.0d.

Building:
In 1957-1958 one thousand four hundred and eight new homes were built and 2,694 building permits issued. From March, 1958 to February 1959 - a total of 1,438 building permits for new dwellings i.e. homes were issued. A further twelve permits were issued during this period for factories while permits for 91 shops and five shops-plus-dwellings were also issued by the Town Clerk's office.

Population:
In 1957 the population of the then Shire of Nunawading stood at 32,010; on present trends the City of Nunawading could have a population of more than 50,000 within a few more years."

(Excerpts taken from: Paper issued by W. B. Heppner, J.P. Mayor, City of Nunawading,)
(dated November 16, 1958)

HOW THE FOREST HILL DRIVE-IN SHOPPING CENTRE WILL BE BUILT

Of direct importance is the salient fact that the Forest Hill Drive-in Shopping Centre will be built within two years as will the 190 homes - of which 160 will be on sewered blocks.

Twenty four months is a short period of time when one considers that within 13 miles of Melbourne there will have sprung up a "city-Within-A-City" capable of catering for all the needs of a customer potential of 155,600 coming from a radius of only five miles. What's more it will be a City 'owned' by its citizens.

Initially, there will be the two modern departmental stores owned by Paynes Bon Marche Pty. Ltd., and Rockmans Ltd. Simultaneously, there will be the erection of a Mall of shops, an ultra-modern service station catering for the requirements of a sealed parking area built for 1,000 cars and a potential flow of traffic of 10,000 cars.

Side by side with the Departmental Stores, the Mall of Shops and the service station, there will be the erection of residential shops and a modern motor showroom.

As in the initial development so towards the completion of the Forest Hill Project with its 190 homes; its dental, medical and health centres, its professional offices, commercial buildings, and post office facilities as well as recreational centres ... all these units will be on an "Own-Your-Own" basis.

This means that ultimately the Forest Hill Drive-in Shopping Centre will be owned by its inhabitants.

SOME DETAILS OF SIMILAR URBAN, SUBURBAN AND REGIONAL PROJECTS BOTH COMPLETED AND PLANNED BY THE COMPANIES' ARCHITECTS, LESLIE M. PERROTT AND PARTNERS.....

This long established firm of architects won the international competition for the £5,000,000 office building of the Melbourne City Council on the Western Market Site.

As Mr. Leslie M. Perrott, Jnr., Senior Partner, is to have under his sole jurisdiction the planning of the Forest Hill Drive-in Shopping Centre some details dealing only with his experience in urban, suburban and regional planning are set out hereunder together with a few biographical items.

Aged 31 years, Mr. Leslie M. Perrott, Jnr., has already earned the following Awards and Prizes both within his own country and overseas, in the field of Architecture:

President's Prize - Outstanding Student, Melbourne University, 1949
John Worth Prize, London, for Thesis on "Housing for the Aged."
First Place - Design - Examinations Royal Victorian Institute of Architects, 1950.
Second Place - Haddon Travelling Scholarship - 1950
First Place - £1,000. Royal Australian Institute of Architects "Sisalkraft" Scholarship 1958.

Qualifications include:

Associate of Royal Institute of British Architects
Associate of Royal Australian Institute of Architects
Fellowship Diploma of Architecture
Council Member of Planning Institute of Australia
Member of Town & Country Planning Association of Victoria
Member of Royal Sanitary Institute (London)

Experience in respect of Vocational positions held include:

Architect, Department of Works and Housing, Melbourne, 1948-49
Assistant City Architect, Hallsberg, SWEDEN, 1949-1950
Senior Architect, Riches & Blythin, London, U.K., 1950-51
Senior Partner, Leslie M. Perrott & Partners, Melbourne 1951-58
Lecturer, University of Melbourne, 1952-53
Lecturer, Council of Adult Education, Melbourne, 1953-54
Town Planning Consultant Fitzroy City Council, 1948-49
Vice-President, The Australian Planning Institute.

Town Planning Projects already completed by Architect include:

Master Plan for Shire of Werribee
Urban Planning Scheme for Fitzroy Council
Urban Planning Scheme for Caulfield Council

Town Planning Projects Commissioned and in Planning Stages or beyond:

Westgate Supermarket, Albion.
Mornington Shire Offices & Civic Centre.
New Town of Clifton Springs, including Housing & Shopping Centre
Forest Hill Drive-in Shopping Centre & Housing Development in the £6,000,000 projec

Residential projects completed by the firm include:

Australia Hotel, Chevron Hotel, Savoy Plaza Hotel - Melbourne

Institutional Projects completed include:

Huntingtower School, Mt. Waverley, Prahran Infant Welfare Centre, Thornbury Kinder

(The above date omits reference to Commercial, Industrial and other projects completed by the firm of Leslie M. Perrott & Partners).

WHY EVERY UNIT WITHIN THE £6,000,000 FOREST HILL DEVELOPMENT WILL BE SOLD ON AN "OWN-YOUR-OWN" BASIS

"Own-Your-Own" is not a catchphrase - but a statement to be taken very seriously. It means what it says ... If you live in a house, a residential shop, or if you work in a modern motor showroom - own it!

With a £6,000,000 development such as Forest Hill situated within 13 miles of the capital city of Victoria, there is bound to be an increasing capital appreciation of the units involved in that area.

By owning your own unit - commercial, residential, institutional or industrial - one invests one's ownership in the future prosperity of the area in which one is living and working.

The Directors of Forest Hill Heights Pty. Ltd., and Paynes'Properties Pty. Ltd., decided that by enabling participants in the Forest Hill Drive-in Shopping Centre to "Own-Their-Own" unit in the project, they were enabling each owner to profit by his capital appreciation as the value of both site and building increased. This means that a unit owned within the Forest Hill development increases its value - both in potential and reality - as the years pass and the profit is retained by the original owner i.e. the buyer of the unit.

WHY FOREST HILL WAS CHOSEN AS THE SITE FOR THIS £6,000,000 DEVELOPMENT....

1. Location:

(a)
Forest Hill is the focal point of five main traffic arteries ... Burwood, Springvale, Canterbury, Blackburn Roads and the Mooroondah Highway.

(b)
It is linked by excellent roads to Mitcham, Burwood, Box Hill, Ringwood and Camberwell - all rapidly growing suburbs.

(c)
It lies within a five-mile radius of such areas as: Balwyn, Mont Albert, Surrey Hills, and approximately twenty other similar residential centres.

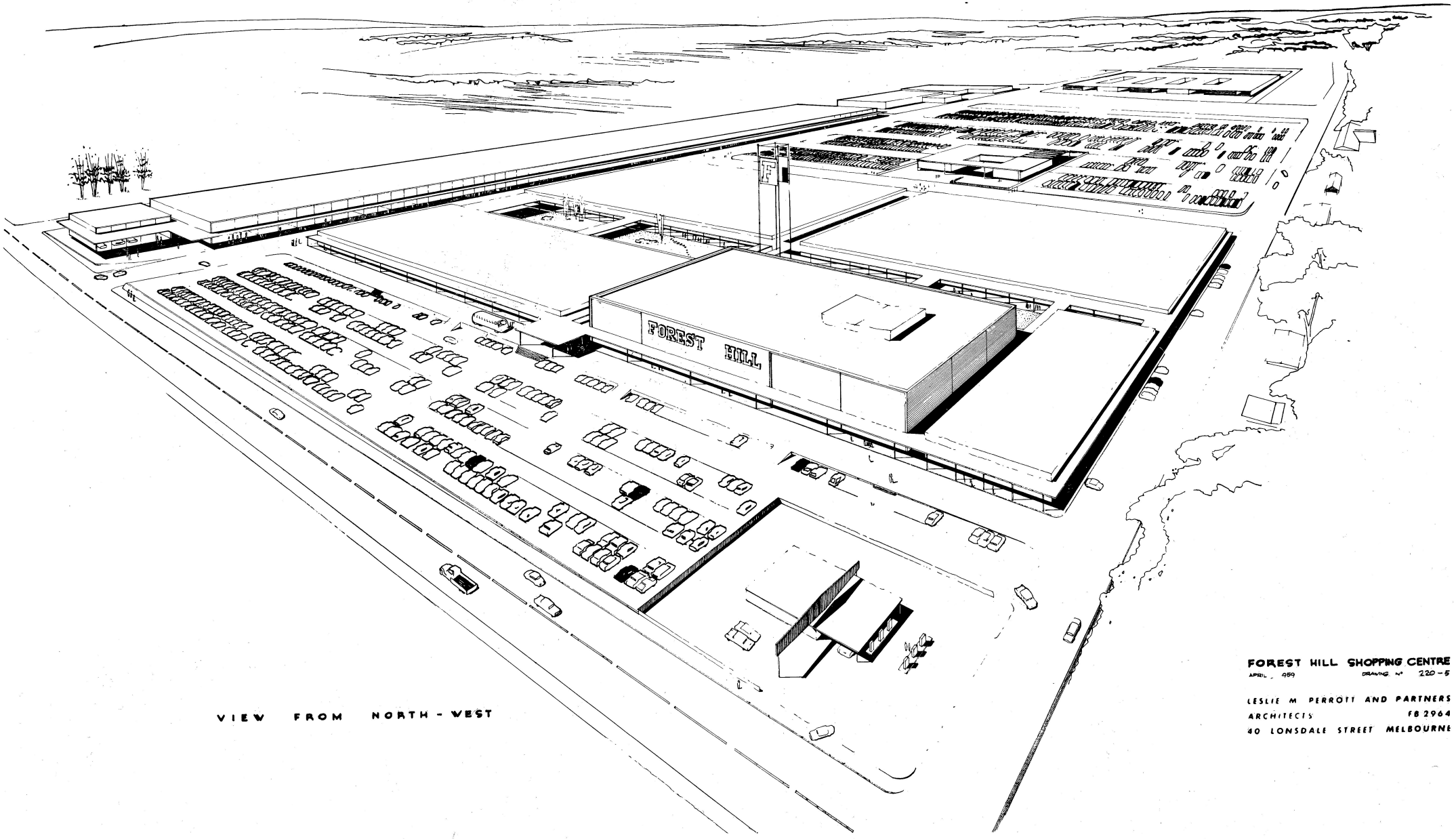
2. MUNICIPALITY ADVANTAGES:

In the City of Nunawading at the end of 1957 there was a population figure given by the Nunawading Municipal Council amounting to 32,010. Conservative estimates of the population's expansion within the next two to three years double that figure.

With the advance in population the Council of the City of Nunawading has pursued an active policy that has resulted in the expenditure of approximately £30,000 on road maintenance alone and the quadrupling of the 1948 expenditure on such items as Footpath construction. On an item such as Main Drains figures show that the Council spent £84,000 on a total of 29,000 feet of main drains.

Construction of a new Swimming Pool, Recreational Centre and Sporting Pavilions under the supervision of H.D.F. Cowell, Architects, give further proof of the Council's intention to progress with their City.

With the advent of the Forest Hill Drive-in Shopping Centre such progress should accelerate.

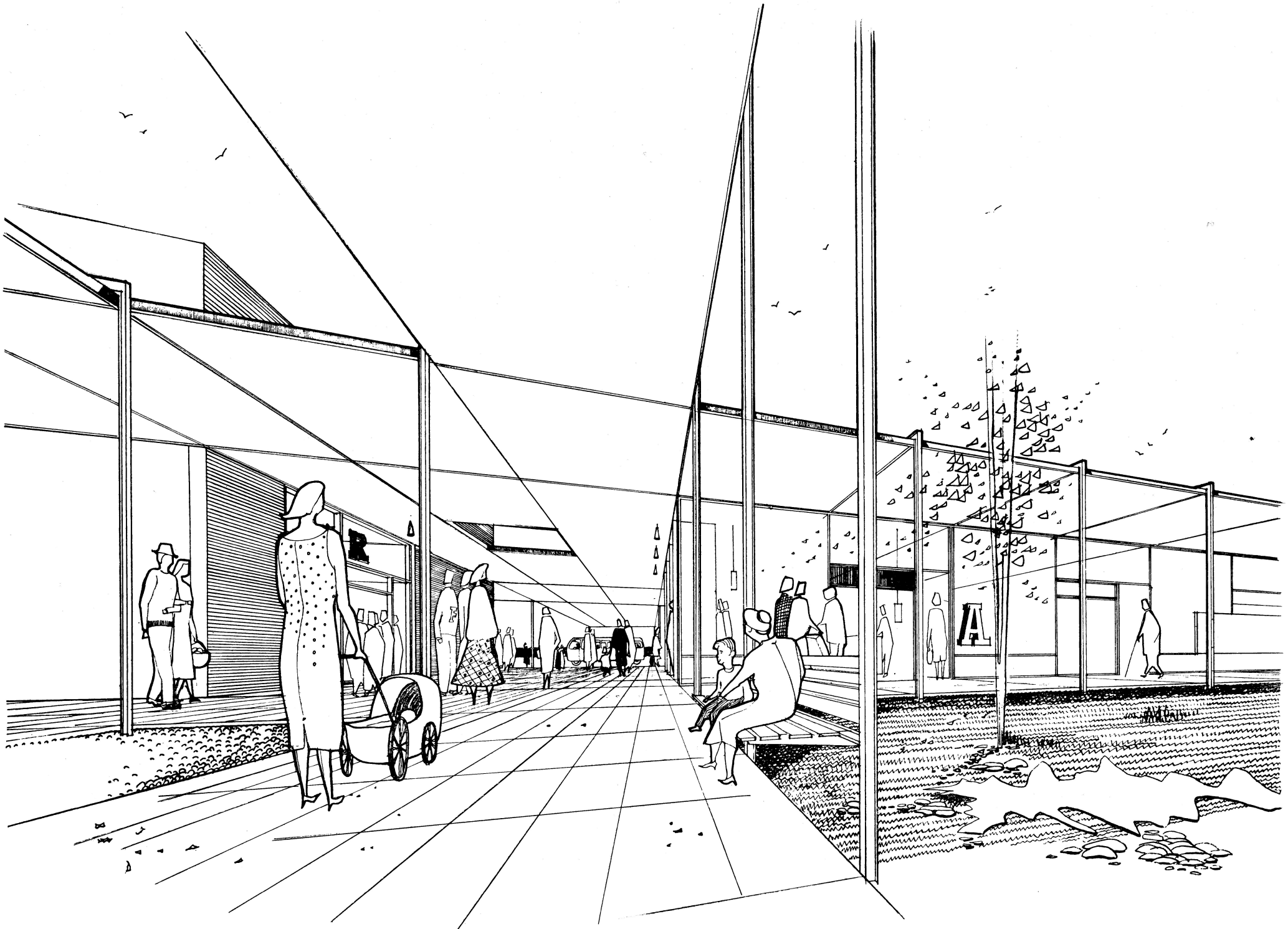


VIEW FROM NORTH-WEST

FOREST HILL SHOPPING CENTRE

APRIL 1959 DRAWING N° 220-5

LESLIE M PERROTT AND PARTNERS
ARCHITECTS FB 2964
40 LONSDALE STREET MELBOURNE



12.2

CANTERBURY COURT SHOPPING MALL

Model - Scale 40 feet to 1 inch

Unveiled at Hotel Australia on Collins Street, Melbourne

Inspecting the model are, from left: **Leslie Marsh Perrott Junior** (lead project architect), **Raymond Lawrence Adolf Borg** (managing director of Payne's Properties Pty. Ltd), **Pinkus (Paul) Fayman** (managing director of Forest Hill Heights Pty. Ltd.) and **Joseph Solomon Emanuel** (solicitor, director and executive consultant to Forest Hill Heights Pty. Ltd.)